Municipal Plan

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CONSULTING ENGINEERS AND PLANNERS

FEB. 1984

TOWN OF GRAND FALLS
NEWFOUNDLAND

MUNICIPAL PLAN

Undertaken for

THE TOWN OF GRAND FALLS COUNCIL

by

DELCAN

with the Financial Assistance of the

DEPARTMENT OF MUNICIPAL AFFAIRS
Provincial Planning Office
St. John's, Newfoundland

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February 1984

URBAN AND RURAL PLANNING ACT

TOWN OF GRAND FALLS, NEWFOUNDLAND

MUNICIPAL PLAN

The Council of the Town of Grand Falls, Newfoundland hereby adopts the Municipal Plan as required by Section 16 of the Urban and Rural Planning Act.

Made and adopted by the Council of the Town of Grand Falls, Newfoundland on February 22, 1984.

David Shapleigh
Town Clerk

Paul Hennessey
Mayor

Approved by me at St. John's this 22nd day of June, 1984.

Hazel R. Newhook
Minister of Municipal Affairs

In the presence of :

J.T. Allston, F.C.I.P.
Director of Urban & Rural Planning

All persons are hereby requested to take notice that anyone who wishes to view the Municipal Plan may do so at the Office of the Town Clerk of the Town of Grand Falls, Newfoundland.

MUNICIPAL PLAN

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SECTION 1 - INTRODUCTION

1.1 TITLE AND COMPONENTS

This Plan when approved by the Minister of Municipal Affairs shall be known as the MUNICIPAL PLAN OF THE GRAND FALLS PLANNING AREA, 1983.

The following text and Schedule A - Future Land Use constitutes the Municipal Plan of the Grand Falls Planning Area. Supplementary data in support of the proposals contained within this Plan is included in the background document and appendices bound together with this Plan. It is not intended that the Background Document and Appendices form a part of this Municipal Plan.

1.2 REVIEW OF AMENDMENTS

It is not intended that the policies and land use designations described in this Plan shall remain static but shall be subject to continuous review and alteration as required in the light of changing economic, social and technological developments. Additionally, a major review of all policies and land use designations is required every 5 years by the Urban and Rural Planning Act to keep this Plan up to date.

1.3 PURPOSE OF THE PLAN

Planning is a method which a community can use to manage growth and change that can be influenced and to adapt to that change which cannot. By preparing a Municipal Plan under the laws of the Province of Newfoundland, Grand Falls has taken the opportunity to look at its resources, its problems and its potentials and to make decisions at the local level about what they wish their community to become and how common goals can be achieved.

This Municipal Plan for the Grand Falls Planning Area has been prepared according to Section 15 of the Act. In preparing the Plan, the community has looked at its goals, resources, problems and potential. The

result of this survey and analysis is recorded in the Report of Findings. It provides a written report on the economy, finances, resources, population, land use, transportation facilities, municipal facilities and services, and such other matters that are related to the present and future economic, social and physical condition of the Grand Falls Planning Area.

The Municipal Plan is a legal document and its stated intentions will be implemented by subdivision control, zoning and the construction of public works and the preparation of development schemes. It is intended to guide urban development within the Town of Grand Falls to the year 1992.

1.4 PLANNING AREA

The territory subject to this Plan is that which is included within the boundaries of the Grand Falls Planning Area as shown on Schedule "A".

SECTION 2 - GOALS

2.1 GOALS FOR GRAND FALLS

Goals are valuable to a community so that the people have an agreed upon set of value statements to serve as a guide which will allow the determination of the degree of success or failure of community activities. The objective of this Plan is to provide the appropriate policies and proposals to achieve these goals. Council will work towards these goals as they pass the necessary regulations to implement the Plan, and as they evaluate the development proposals that come before them. The goals are as follows:

2.1.1 To create an environment which will enhance the physical, social, culture and economic well-being of the present and future residents of the Grand Falls Planning Area.

2.1.2 To promote an orderly and economic pattern of growth and development.

2.1.3 To expand and diversify the community's economic base in order to achieve a better balanced economic structure and to provide sufficient and varied employment opportunities to meet the needs of the community.

2.1.4 To provide a range of services designed to satisfy the health, education, social and safety needs of the community's population.

2.1.5 To ensure that the existing lots that are available are developed prior to creating additional ones.

2.1.6 To provide an efficient, safe and economic street system which maximizes accessibility to all areas within the Grand Falls Planning Area.

2.1.7 To provide a co-ordinated, convenient and efficient system of utilities.

2.1.8 To accommodate development with a minimal disruption of the natural environment.

2.1.9 To enhance the quality of the natural environment.

2.1.10 To provide a range of recreational facilities designed to meet the needs of the community.

2.1.11 To provide the municipal services and facilities within the financial capabilities of the community.

2.1.12 To maintain a compact development form.

2.1.13 To support the management and development of forestry activities in the Grand Falls Planning Area.

SECTION 3 - DEVELOPMENT CONCEPT

3.1 PRESENT DEVELOPMENT PATTERN

Because of its beginning as a planned company town, Grand Falls has had a tradition of development phasing which has allowed the town to grow outward in logical progression from its earliest phase which included the Mill, the High Street and Church Road commercial and community use areas and surrounding residential neighbourhoods.

Over time, the Town has expanded to fill in the area between the Exploits River and the Terra Transport rail line. Development now tends to occur on lands to the east of the existing built-up areas. Traditionally, and until the mid 1970's, Grand Falls had a single town centre in which the major retailing function was carried out. In the mid 70's the Exploits Valley Mall was established on Cromer Avenue in between the major commercial streets of both Grand Falls and Windsor.

While in the past industrial activity occurred mainly on the Mill site along the Exploits River, by the falls, today, jobs are found at various sites throughout the town including the Provincial Government and Educational areas along Cromer Avenue, the Industrial Park and the Exploits Valley Mall areas, again along Cromer Avenue and the Hospital area in the east end of Town.

The dispersed and low density nature of the Town of Grand Falls has resulted in the development of parts of an arterial ring radial road network as the result of the Town Plan that was prepared in mid 1960's.

3.2 GENERAL ASSUMPTIONS

The following general assumptions underlie this development concept:

3.2.1 Unless there is a significant upswing in the regional economy, Grand Falls' population will tend to hold stable and may increase slightly.

3.2.2 There is more than sufficient land designated for urban development purposes during this ten year planning period.

3.2.3 Development should be phased to take advantage of the existing lots which are available before additional sewer and water servicing is carried out.

3.2.4 The ability of High Street to compete for the retail trade dollar in Central Newfoundland is dependent on both protection from additional competition until the market improves, and the early start on the preparation of a revitalization plan.

3.3 THIS PLAN'S DEVELOPMENT CONCEPT

Map P.1 shows graphically the development concept that is intended by this Plan. Urban development will be permitted within the urban development boundary as shown on the Plan. The balance of the Planning Area will be for rural activities such as agriculture, forestry, mineral and aggregate mining or organized or individual recreational pursuits.

Within the urban area, it is expected that development should occur when the required local services are provided. As much of the undeveloped land is productive forest, the highest and best use of this land at this time is for forestry purposes and it is expected that this activity will be carried out until such time that the land is needed for urban development.

Since the mid 60's, there has been an attempt to develop an arterial level ring radial system of main roads. This Plan maintains that concept and indicates that provision shall be made for a connection between the Trans Canada Highway west of Lincoln to Scott Ave. , as well as a connection from the east end of Scott Ave. along the right-of-way of the former A.N.D. railway to intersect with the Trans Canada Highway at Hardy Avenue.

In general, new residential development shall occur within the areas bounded by the existing and proposed arterial road system. The exception to this will be the residential infilling which will be permitted on Grenfell Heights Extension to the limit of existing piped water and sewer services.

In the past, little attempt has been made to take advantage of the recreational potential of the Exploits River within the Town. Land is available for these purposes between the proposed arterial road and the Exploits River. If protected now these lands could in the long run provide a linear park between the Mill in Grand Falls and the Town of Bishop's Falls.

With respect to industrial and commercial activity in town, this development concept indicates that High Street and the Cromer Avenue area including the Exploits Valley Mall will form the major components of the retail part of this concept. Industrial activity will occur in the industrial areas as designated on the Plan.

SECTION 4 - LAND USE POLICY

4.1 GENERAL DEVELOPMENT POLICIES

4.1.1 REQUIRED SERVICES

All development within the Town of Grand Falls Urban Development Boundary shall have municipal services which shall include piped water supply, sanitary sewer, all weather roads, adequate storm drainage, street lighting, and sufficient fire hydrants.

4.1.2 APARTMENT AND OTHER HIGH DENSITY DEVELOPMENT

In the case of development or redevelopment for high density residential or other purposes, Council shall be satisfied that no additional capacity has to be provided in the water and sewer, or storm drainage pipes, or roadways to service such development. If such services are required, then Council will ensure that agreements are entered into between the developer and the Municipality regarding the provision of such additional services.

4.1.3 NEW DEVELOPMENT

New urban development shall locate within the Urban Development Boundary as shown on the Future Land Use Plan.

In order to prevent problems such as pollution of groundwater, it is a policy of this Plan to restrict urban development in unserviced areas beyond this boundary. Servicing extensions and subsequent development shall be carried out when such servicing is feasible, and if, and when such future development areas are within the Urban Development boundary. The Town shall encourage communication with Crown Lands with respect to the dispositions of crown land within the Planning Area with the intention of maintaining the integrity of this policy.

4.1.4 AESTHETICS

It shall be the policy of Council to ensure, wherever and whenever possible, that the amenities of Grand Falls are preserved and enhanced. Therefore, efforts shall be made to place all telephone and power distribution lines to the rear lot to control through appropriate regulations the display of advertisement signs, and to replace trees and other landscape materials which, for one reason or another, are destroyed or removed.

4.1.5 FINANCES

The Town shall, when considering new development, have in mind the financial position of the community and shall attempt to secure and maintain a satisfactory ratio between residential assessment and industrial - commercial assessment.

4.1.6 EXISTING LAND USES

Some existing uses of land will not meet all the policies set out in this Plan. This situation is recognized and notwithstanding these policies, such uses may be zoned in any zoning regulation in accordance with their present use and performance standards and all other applicable circumstances provided:

(a) The zoning will not permit any change of use or performance standard that will aggravate any situation detrimental to adjacent complying uses;

(b) They do not contribute a danger to surrounding uses and persons by virtue of their hazardous nature or the traffic they generate;

(c) They do not pollute air and water to the extent of interfering with ordinary enjoyment of propert;

(d) They do not interfere with the desirable development, or enjoyment of the adjacent area;

(e) Where the use is discontinued any re-zoning may only take place in accordance with the policies and intent of this Plan.

Where an existing use constitutes a danger, gives rise to pollution or interferes with development, it shall not be so zoned. Furthermore, the municipality will seek means to eliminate the use and may expropriate when sufficient funds are available or assist in whatever way possible in the relocation of the use.

4.1.7 NON-CONFORMING LAND USES

Any land use existing at the date of adoption of this Plan that does not conform with the land use designations as shown on Schedule "A" and which are subsequently zoned as non-conforming in the Land Use Zoning and Subdivision Regulations, as a general rule, should cease to exist in the long run. In special instances, however, it may be desirable to permit the extension or enlargement of such a non-conforming use in order to avoid unnecessary hardship. It is the intention of this Plan that the extensions and enlargements shall be handled through the use of the provisions of the Land Use Zoning and Subdivision Regulations.

Any application for the extension or enlargement of a use, which does not conform to the zoning regulation (hereinafter called a non-conforming use) and which existed on the date of passing of such regulation shall be dealt with in the following manner:

(a) Council shall determine the feasibility of acquiring the property concerned at the time of application or possibly some future date and of holding, selling, leasing or redeveloping the property in accordance with the provisions of the regulations. Special attention will be given to the chances for the re-establishment of the use under consideration in a different location where it would be able to perform and produce under improved conditions in accordance with

the policies of this Municipal Plan.

(b) If acquisition at this time does not appear to be feasible, and if the special merits of the individual case make it desirable to grant permission for the extension or enlargement of the non-conforming use, Council may consider permitting the extension or enlargement of the non-conforming use.

(c) Council, before permitting the extension or enlargement of a non-conforming use, shall be satisfied that those of the following requirements which are relevant to the specific application for the extension or enlargement of the non-conforming use are, or will be fulfilled in order to safeguard the wider interests of the general public:

(i) The proposed extension or enlargement of the established non-conforming use shall not unduly aggravate the situation created by the existence of the use, especially in regard to the policies of the Municipal Plan and the requirements of the zoning regulation applying to the area.

(ii) The proposed extension or enlargement shall be in a similar proportion to the size of the non-conforming use established prior to the passing of the zoning regulations.

(iii) An application, which would affect the boundary between areas of different land use designations on Schedule "A" will only be processed under these policies, if it can be considered as a minor deviation permitted without the need for an amendment. Any major variance will require an amendment to the Plan.

(iv) The characteristics of the existing non-conforming use and the proposed extension or enlargement shall be examined with regard to ground and surface water

pollution, noise, vibrations, fumes, smoke, dust, odours, lighting and traffic-generating capacity. No amendment to the implementing zoning by-law shall be made if one or more of such nuisance factors will be created or increased so as to add to the incompatibility of the use with the surrounding area.

(v) The neighbouring conforming uses will be protected, where necessary, by appropriate architectural design requirements, the provision of areas of landscaping, buffering or screening, appropriate setbacks for buildings and structures, devices and measures, to reduce nuisances and, where necessary, by regulations for alleviating adverse affects caused by outside storage, lighting, advertising, signs, etc.

(vi) Traffic and parking conditions in the vicinity will not be adversely affected by the application and traffic hazards will be kept to a minimize by appropriate design of ingress and egress points to and from the site and improvement of sight conditions, especially in proximity to intersections.

(vii) Adequate provisions have been, or will be, made for off-street parking and loading facilities.

(d) It will also be the policy of the Municipality to notify property owners in the area of each application for the extension or enlargement of a non-conforming use prior to a final decision on the matter in order to obtain the view of such property owners.

4.1.8 MAINTENANCE AND OCCUPANCY REGULATION

It is the policy of Council to encourage the maintenance of the community as a pleasant environment for living, working, shopping and recreation. Continued maintenance of property is essential to the welfare of the Town.

It is the intention of the Council to support the private efforts of property maintenance and to eliminate any existing hazards to building occupants through the use of by-laws specifying standards for all properties within the Town for property maintenance and occupancy under Section 71 of the Urban and Rural Planning Act.

The Council will endeavour to further support property maintenance and safe occupancy by:

(a) Utilizing available government programs where applicable to provide financial and administrative support.

(b) Undertaking education and public relations programs as needed to demonstrate the benefits of property maintenance.

(c) Maintaining municipally-owned buildings and properties and community facilities, and providing and maintaining in good repair such municipal services as roads, sidewalks, water and sewage facilities.

(d) Maintaining in force and in an up-to-date manner, an Occupancy and Maintenance Regulation.

4.1.9 PUBLIC AND INSTITUTIONAL USES

Except as specifically provided elsewhere in this Plan, public utilities and other public, community, institutional or quasi-institutional uses which provide services to the general community may be permitted in selected areas within the urban development boundary as designated on Schedule "A", provided that:

(a) such use is necessary in the area, that it can be made compatible with its surroundings, and that adequate measures are taken to ensure this compatibility;

(b) adequate off-street parking is provided;

(c) the erection of permanent buildings shall be limited and generally discouraged in areas designated as Resource Protection areas.

Not withstanding the power of the Provincial agencies or local Boards as defined in the Urban and Rural Planning Act to undertake public works by authority granted under other statues, the Council shall endeavour to ensure that such development as may take place will follow the general intent of the Plan and will be compatible with the type, quality and character of the land area in which it is proposed.

4.1.10 ACCESSORY USES

Wherever a use is permitted in a land use classification, it is intended that uses, building or structures normally incidential, accessory or essential to that use be also permitted. This may include accessory residential uses for non-residential uses.

4.1.11 HOME OCCUPATIONS

Subject to existing regulations, and any further regulations relating to specific subdivisions, home occupation uses may be permitted as an accessory use in conjunction with permanent residential development and shall be appropriately regulated to ensure that they are compatible with surrounding uses.

4.1.12 SITE PLAN CONTROL

Council will require Site Plan Control prior to issuance of a building permit. This will be applied to the following uses located within the Grand Falls Planning Area:

- High Density - Residential - (apartments, townhouses, etc.)
- Residential Subdivision where new public streets are created
- Commercial
- Industrial

Site Plan Control may also be applied to other uses such as Public Uses. Assistance in the preparation and review of the Site Plan Control should be sought from either the Provincial Planning Office or a qualified planning consultant. Site Plan Evaluation Criteria is located in Appendix "C".

4.1.13 PROTECTION OF FISH HABITAT AND NATURAL DRAINAGE SYSTEM

It is a policy of this Plan that development in and around the water courses associated with this Planning Area will be carried out in such a manner that the fish habitat is protected. Unless proven to be the contrary it is assumed that all water courses contain suitable fish habitat and that development is to be carried out according to the Guidelines for the Protection of Fish Habitat as shown in Appendix "F".

4.2 RESIDENTIAL

4.2.1 RESIDENTIAL LAND ALLOCATION AND PHASING POLICY

Based on the analysis of future housing demand as described in the background report to this Plan, there is more than sufficient land designated for residential purposes in Grand Falls to accommodate the most optimistic growth scenario for the area. Consequently, it is a policy of Council to ensure that the existing supply of serviced lots be substantially developed prior to development approval for any additional residential land and that comprehensive development planning be carried out for the undeveloped parts of the town situated within the boundaries of the arterial road network at such time when this land is needed for urban development purposes.

4.2.2 LAND USE

Residential shall mean that the land in the areas so designated may be predominately used for single dwellings. In addition, other uses which are complementary to the proper functioning of any residential area shall also be permitted. These may include schools, parks, churches and public utilities where they are compatible in residential areas provided that steps are taken to protect the residential amenities of the area, (i.e., provision for increased setbacks, landscaping, buffering for off-street parking where appropriate, etc.)

4.2.3 MULTIPLE DWELLING UNITS

It is the policy of this Plan that row housing and apartment buildings be located in close proximity to the major commercial areas. With respect to apartment buildings they must have direct access to a collector road.

Prior to permitting apartment development, Council will ensure that adequate municipal services are available or will be provided. In addition, consideration will be taken of the adquacy of neighbourhood facilities and on-site amenities such as landscaping and play areas,

the avoidance of traffic congestion and danger to pedestrians, and the compatibility of the proposed use with its surroundings. Adequate on-site parking shall be required.

4.2.4 MOBILE HOMES

All mobile homes will be located either in a mobile home park or a mobile home subdivision.

Mobile home parks intended as an addition to the permanent residential component of the Town should be integrated with residential types of land use. In planning for this type of development similar considerations should apply as for single family dwellings. These include:

- adequate lot size, frontages and setbacks, etc.;
- provision of services;
- dedication of roads to municipality;
- adequacy and proximity of schools, parks and shopping facilities.

A site plan agreement will be required for each such development. Any mobile home park shall not be located closer than one kilometre (0.6 miles) from another such development. The establishment of new mobile home parks and subdivisions shall require an amendment to the Zoning and Subdivision Regulation and must be developed according to the Newfoundland and Labrador Mobile Home Development Regulations in force at the time of application.

4.2.5 LARGE LOT - RESIDENTIAL

The area of Grenfell Heights Extension between Hardy Avenue and the end of municipal sewer and water services is designated for large lot residential. It is a policy of Council that any development here will not prejudice the future development of the lands to the rear of properties fronting on Grenfell Heights Extension and that at such time in the future that this land is needed for urban development purposes, a comprehensive development planning scheme will be

carried out to facilitate such development.

As this area has a distinct character, due to the large lots and the deep setbacks from Grenfell Heights Extension, the Zoning and Subdivision Regulations shall be written to reflect these urban design elements.

4.2.6 FUTURE RESIDENTIAL AREAS

Two areas have been designated for future residential development - C.D.A. G.F.1 and C.D.A. G.F.2. A comprehensive development scheme for a residential community shall be prepared for these sites prior to their development.

4.3 COMMERCIAL DEVELOPMENT

The commercial development policies revolve around the location and intensity of commercial activity and the goals of convenience and adequacy of retail opportunities.

4.3.1 CLASSIFICATION

In general, commercial activities can be classified as mercantile, business, professional or personal services uses. Some of these uses can be of a convenience nature and therefore are desirable in a residential neighbourhood. Others can be of a town wide or regional nature, thus reflecting the need to be accessible to a town wide or region wide trade area. Other uses in the commercial category need access to the travelling public.

At the residential level it is a policy to allow, at the discretion of Council, certain businesses such as professional and personal uses to be carried out as a secondary use in a single detached dwelling.

It is a policy of Council that, at their discretion, a neighbourhood serving shopping centre may be established. Such a shopping centre should not exceed a floor space of 4,000 square metres or a lot size of 16,000 square metres. It is a policy of Council that, a neighbourhood shopping centre be located near the centre of a planned neighbourhood front on a collector road, at or near an intersection, with another collector or arterial road.

Town wide or region serving commercial activities are to be located in a regional shopping centre or in downtown Grand Falls. Certain uses such as hotels or motels, restaurants and service stations are necessary to serve the travelling public. It is a policy of Council that these uses will be permitted in highway commercial districts and that in future they will be located at appropriate sites on the access routes to the Trans Canada Highway.

Highway commercial areas are also valuable sites for commercial

activities which can not be carried out well in pedestrian oriented environments. An example of such an activity is a building supply store, an automobile dealership or large furniture store. This Plan designates both sides of Cromer Avenue for this purpose.

4.3.2 OFFICE LOCATION POLICY

At present there is potential to renovate several buildings or re-develop a considerable amount of land for office space in downtown Grand Falls. As well, there is sufficient space to expand the buildings in the St.Catherine and Cromer Avenue areas. It is a policy that "purpose built" office space be developed in downtown Grand Falls or in the Provincial Government Complex on Catherine Street at Cromer Avenue. Also additions to the office space market shall have sufficient parking and access to the arterial and collector road system to ensure that the adverse effects of traffic that such uses generate will be reduced.

4.3.3 AMUSEMENT USE POLICY

It is the policy of Council that Amusement Uses may be permitted in a Shopping Centre Zone and in a Highway Commercial/Major Urban Street Zone subject to the location being at a distance greater than 800 m from a church, school or senior citizen home.

Furthermore, it is proposed that amusement uses be regulated as a Place of Entertainment under Section 236 of the Municipalities' Act R.S.N. 1979. For the purposes of this Plan, it is intended that the provision of a single coin operated game in a hotel, restaurant, club or cafe or convenience store may be exempted from the location and requirement of this policy.

4.4 TOWN CENTRE POLICY

Following the policies associated with Section 4.3 this Town Centre Policy expands on the intent of the commercial policies for downtown Grand Falls.

4.4.1 GENERAL INTENT

The general intent of designating a Town Centre district is to provide a mixed land use area which respects the existing uses, as well as providing for a maximum amount of flexibility with respect to future development.

4.4.2 LAND ALLOCATIONS

Schedule A designates the Town Centre District. It focuses on High Street, Church Road, Mill Road and Scott Avenue. Most of Town Centre is built up already. However, there are sites that could be re-developed or rehabilitated for uses which would complement the existing activities.

4.4.3 TOWN CENTRE LAND USES

Town Centre uses may comprise the full range of commercial activities to include restaurants, hotels, taverns, retail shops, service stations, light industrial uses, such as custom workshops (tailor, bakery, shoe repair shops, etc.) and printing establishments, communications and transportation services, commercial and government offices and private clubs, together with parking and other accessory or supporting use as well as dwellings attached to business premises. Such dwelling units, however, may only be permitted in the upper stories of new development. Multiple unit residential uses may be permitted as well.

4.4.4 NON-COMMERCIAL USES

Certain non-commercial uses may also be permitted, such as Public

Land Uses, i.e., libraries.

4.4.5 BUFFERING

Adequate buffering shall be provided between the Town Centre use and adjacent residential uses. Such buffering will include the provision of grass strips and appropriate planting of trees and shrubs.

4.4.6 DEVELOPMENT OF EXISTING TOWN CENTRE AREAS

It is the policy of Council to encourage by all possible means the development, re-development and visual improvement of the existing Town Centre Area. Such means can include the following:

(i) The Town will examine the opportunities available for funding for downtown improvement projects.

(ii) The Town may co-ordinate, by Businessmen's or other Associations, such things as signs, fascias, lighting, landscaping and general maintenance. All such visual improvements could be incorporated under a common theme. Effort can be made to use small spaces for such amenities as benches and planting and by the improvement of the design of street lighting and other furniture.

(iii) Sufficient space should be provided, and lanes improved, for off-street loading and deliveries to businesses.

(iv) Growth of the existing Town Centre Area shall occur primarily by infilling and redevelopment to keep development compact and avoid infiltration into adjoining neighbourhood areas.

(v) The Town shall investigate the possibility of having a detailed plan prepared for the improvement of the visual environment of the existing Town Centre.

4.5 SHOPPING CENTRE POLICY

This Plan provides two levels of shopping centre; a neighbourhood level and a town wide region serving facility. The neighbourhood shopping centre may provide for the sale of convenience goods (food, drugs and sundries) and personal services (laundry, dry-cleaning, barbaring and hairdressing, shoe repairing, etc.) for the day to day needs of the immediate neighbourhood. In the Grand Falls case this facility is not to exceed 4,000 square metres of retail or personal services space nor a maximum lot size of 16,000 square metres.

The town wide or region serving facility will provide for general merchandise, apparel, furniture and home furnishing in full depth and variety. It is to be built around a full service department store to ensure that it has adequate drawing power from the Central Newfoundland Region. For the purpose of this Plan a regional shopping centre is one which has a minimum of 9,000 square metres of retail space on a site having a minimum area of 36,000 square metres. As a new shopping centre of this scale could be the equivalent to adding as much retail space as exists in the town already, it is essential that sufficient market be there to absorb the increase in retail selling space. Consequently, it is a policy of Council that prior to approving a regional scale shopping centre that an independent market study be carried out. Such a study may be cost shared between the proponent and the municipality.

Shopping centres shall be permitted in areas designated as such, provided that the site is of sufficient size to accommodate the particular type of development.

While recognizing that proposals for this type of land use are a possibility, this Plan does not designate additional space for such use at present. Consequently, the development of additional shopping centre space will require an amendment to the Municipal Plan.

4.6 NEIGHBOURHOOD COMMERCIAL USES

4.6.1 LAND ALLOCATION

In the context of this Plan, neighbourhood commercial uses are those uses which, in contrast to Town Centre Use, serve a limited area within the community.

This Plan designates the existing neighbourhood or local commercial properties as such in order that they can be zoned for their existing use in the Zoning and Subdivision Regulations.

With adoption of this Plan, the development of additional neighbourhood commercial uses shall be subject to requirements set out in the balance of this section.

4.6.2 LAND USE

The intent of this policy is to permit the development of "Free Standing" type neighbourhood commercial activities as opposed to a Neighbourhood Shopping Centre. A neighbourhood commercial use may have a residence as an accessory use.

4.6.3 LOCATION AND SPACING AND FLOOR AREA

It is a policy of this Plan to discourage the indiscriminate location of neighbourhood commercial uses as well as protect the viability of each location, consequently, a neighbourhood commercial activity shall be separated by at least 1.0 km from any other neighbourhood commercial use and shall abut a collector street. Furthermore, it should not exceed a floor area of 500 square metres.

4.6.4 ACCESS POINTS

Access points to and from the road shall be limited to curb ramps at selected points and shall be limited in number.

4.6.5 PARKING

Off-street parking shall be provided in an amount adequate to serve the specific use.

4.6.6 SCREENING

Adequate screening shall be provided between the Neighbourhood or Local Commercial use and any adjacent residential uses. Such screening may include the provision of grass strips and appropriate planting of trees and shrubs.

4.6.7 LIGHTING

Lighting poles and other surface utilities shall be carefully sited. Advertisement shall be in keeping with good design and highway safety practices in order to maintain the appearance and safety of the area.

4.7 COMMERCIAL: HIGHWAY & MAJOR URBAN STREET

4.7.1 RATIONALE

This Plan recognizes the need for space to develop commercial uses which are dependent upon vehicular traffic and which rely heavily upon such traffic for their economic existence. Other commercial uses may be permitted which due to their nature and operating requirements would be offensive in a pedestrian orientated commercial environment such as the Town Centre.

Two types of Highway Commercial and major Urban Street areas are envisaged. The Zoning and Subdivision Regulations shall provide for an expanded use list that would permit the development of commercial activities that are unsuitable in a pedestrian orientated environment such as building supply centres, vehicular sales and services, commercial sport and recreation establishments, such as bowling alleys, and light industrial and transportation uses, which require large areas of fenced in storage space for equipment. Uses considered as serving the travelling public are the only ones which may be permitted in the zones immediately adjacent to and having direct access to the Trans Canada Highway.

4.7.2 LAND ALLOCATION

Both sides of Cromer Avenue from the Trans Canada Highway to the railway tracks, with the exception of the open space area and the shopping centre site, have been designated for Highway Commercial uses. Strategic locations adjacent to the access roads to the Trans Canada Highway have been designated as well.

4.7.3 ACCESS POINTS

Access points to and from the road shall be limited to curb ramps at selected points and shall be limited in number.

4.7.4 PARKING

Adequate off-street parking and off-street load facilities shall be provided by each industrial use.

4.7.5 SCREENING

Adequate screening shall be provided between these uses and any adjacent residential uses. Such screening will include the provision of grass strips and appropriate planting of trees and shrubs.

4.7.6 LIGHTING

Lighting poles and other surface utilities shall be carefully sited. Advertisement shall be in keeping with good design and highway safety practices in order to maintain the appearance and safety of the area.

4.8 INDUSTRIAL

4.8.1 LAND ALLOCATION

In addition to the land associated with the Abitibi-Price Mill, land has been allocated on Duggan Street and on Hardy Avenue areas for industrial use. Land for expansion of the industrial area adjacent to Hardy Avenue has been designated as a Comprehensive Development Area.

4.8.2 LAND USE

Light industrial uses shall be permitted as a right in the Industrial Classification. General industry may be permitted subject to considerations concerning noise, odours, vibrations, safety, etc.

Retail food stores and other commercial uses intended primarily to serve residential areas will not be permitted.

4.8.3 ACCESS POINTS

Access points to and from the road shall be limited to curb ramps at selected points and shall be limited in number.

4.8.4 PARKING

Adequate off-street parking and off-street loading facilities shall be provided by each industrial use.

4.8.5 PROTECTION OF SURROUNDING AREAS

In order to protect the amenity of residential areas, the following measures will be necessary:

(a) The routing of heavy trucks or other vehicular uses along roads designed and located for the easy and safe movement of heavy traffic. These routes, where possible, shall not pass through residential areas.

(b) The provision of adequately landscaped and maintained buffer strips where industrial uses abut residential uses.

4.8.6 SCREENING

Adequate screening shall be provided between these uses and any adjacent residential uses. Such screening will include the provision of grass strips and appropriate planting of trees and shrubs.

4.8.7 LIGHTING

Lighting poles and other surface utilities shall be carefully sited. Advertisement shall be in keeping with good design and highway safety practices in order to maintain the appearance and safety of the area.

4.8.8 FUTURE INDUSTRIAL COMPREHENSIVE DEVELOPMENT AREA - C.D.A. G.F.3

The C.D.A. G.F.3 areas are designated as an expansion area for the Grand Falls Industrial Park. Development as such is contingent on the preparation of a Development Scheme for industrial purposes.

4.9 PARKS AND OPEN SPACE

4.9.1 LOCATION AND ALLOCATION

Parks and Open Space have been allocated to serve the recreational needs of the residents of the Town. When compared with the National Standards, the Town of Grand Falls has more than the standard amount of land available for Park and Open Space Use. When developing future neighbourhoods Council will ensure that the amount of Park and Open Space provided does not fall below the standards as outlined in this Plan.

4.9.2 LAND USE

Parks and Open Space shall mean those lands, in either public or private ownership, which are used primarily for active or passive recreation.

Lands designated as Parks and Open Space shall be kept free of buildings and structures, except for a minor proportion of the area on which those buildings or structures, necessary to serve the use of the area may be erected.

Cemeteries because of their open character shall be permitted as a special use in this category.

4.9.3 DEDICATION AND CASH IN LIEU

Where new development is proposed on a site which includes areas designated for Open Space because of physical or environmental hazards, such hazard lands shall not necessarily be acceptable as part of the 10% dedication of land for public purposes. All Open Space lands dedicated to the municipality under subdivision procedures or site plan agreements shall be conveyed in a satisfactory physical condition, and, if an open water course is involved, the dedication shall provide sufficient area of land for proper maintenance operations to be carried out.

For newly developing areas, land requirements for neighbourhood parks would ordinarily be obtained as part of the land for public purposes required from subdivisions under the Urban and Rural Planning Act. However, should any subdivision be too small, thereby making it difficult to obtain sufficient tracts of good land for park purposes, the Town shall accept cash payments in lieu of coveyance of land. Such monies shall be used for acquiring sufficient park sites or for other purposes as specified in the Urban and Rural Planning Act.

4.9.4 REDESIGNATION

If application is made to the municipality to change the designation of Open Space lands, the municipality will first determine if the land is required for public purposes and if it can be purchased by the municipality or other public agency. If the land is not to be purchased, then the municipality may give consideration to the proposed amendment to the Plan after taking into account:

(a) the situation respecting any existing physical and/or environmental hazard and the potential problems which might arise by changing the Plan, and

(b) the proposed methods by which these problems may be overcome in a manner consistent with accepted engineering practice and resource management techniques.

Where any lands designated for Open Space are under private ownership this Plan does not indicate that this land will necessarily remain as Open Space indefinitely, nor shall it be construed as implying that Open Space areas are free and open to the general public or will be purchased by the municipality. If proposals to develop any such lands that are in private ownership are made and the municipality does not wish to purchase such lands in order to maintain the Open Space, then application for re-designation of such land for other purposes may be given due consideration by the municipality.

4.9.5 PARK STANDARDS

The park standards recommended in the Plan are as follows:

(i) LOCAL PARKS

1 hectare (2.5 acres) per 1,000 population. These parks are for active recreation purposes and should be convenient to any residential area. School playgrounds can be included in these purposes.

(ii) COMMUNITY PARKS

1.2 hectares (3.0 acres) per 1,000 population. These parks are intended for both active and passive recreation carried out on a community wide basis.

(iii) REGIONAL PARKS

4 hectares (10.0 acres) per 1,000 population. These are intended to be large areas retained basically in a natural state and not necessarily located within the community, but easily accessible.

4.9.6 CEMETERIES

Cemeteries are an essential land use in the community. In respect to this land use, it is a policy of Council to ensure that the cemetries are well maintained and that they are protected from incompatible adjacent land uses.

4.9.7 TREE PLANTING AND MAINTENANCE PROGRAM

This Plan recognizes that there is a need to establish a systematic regulatory approach to the management of trees in the planning area. It is proposed that a Tree By-law be established and the task of implementing its provisions be the responsibility of the Department of Parks and Recreation. A Model Tree By-law for a municipality

the size of Grand Falls is found in Swaigen, J. & Anderson, J.W. Model Tree By-laws for Canadian Municipalities available from the Canadian Forestry Services.

4.9.10 GRAND FALLS TO BISHOP'S FALLS LINEAR PARK

At present, access to the Exploits River is limited to where it adjoins the Grand Falls Golf Course. However, there is potential to develop a linear park between Grand Falls and Bishop's Falls. This park would follow the general outline of the soon to be abandoned A.N.D. railway line. A concept plan for the development of this resource has been prepared in the past. It is a policy of Council that the land between the southeast arterial along the alignment of the former A.N.D. railway and the Exploits River will be designated for Open Space Use and over time developed as a linear park. It is proposed that the existing park plan be reviewed and up dated in light of the changing land use designations of this Plan and a project phasing plan be prepared. Some of the development work on this park could be carried out by a Katimavik Volunteer Youth program.

4.10 PUBLIC USE

4.10.1 LAND ALLOCATION AND LOCATION

Public uses such as schools and churches, cultural and civic centres, senior citizen institutions or a nursing home, under either public or private ownership may be permitted within or in close proximity to the Town Centre and the Residential Areas of Town. These uses shall be encouraged to locate within the core of the community or within reasonable promixity to community services (commercial, cultural, social and entertainment) to provide residents with easy walking distance access to such services. Uses which are complementary to a public use may be permitted by the Zoning regulation.

4.11 PUBLIC UTILITY

4.11.1 LAND ALLOCATION

Lands that are used as electrical substations, municipal service areas such as the Town's works depot and the proposed sewage treatment plant site have been designated public utility. Future designation of public utility uses shall be governed under Section 4.1.9 of this Plan.

4.12 RESOURCE LANDS

4.12.1 INTRODUCTION

The Resource Lands Policy deals with land that is generally located outside the Urban Development Limits of the Town. However, as some of the land within the Development Limits will not be required for urban development purposes in the near future, these lands are treated as a natural resource and as such are subject to this policy.

In general, two categories of Resource Land are considered by this Plan: RESOURCE UTILIZATION AND RESOURCE PROTECTION.

4.12.2 RESOURCE UTILIZATION

4.12.2.1 LAND USE

Within the Resource Utilization area, only those uses associated with the usual activities of Forestry, Mining, Agriculture, and Open Air Recreation will be permitted.

In general, the Resource Utilization lands will be used for forestry activities.

4.12.2.2 REDESIGNATION FROM RESOURCE UTILIZATION

At some time in the future, the situation may arise that lands that are designated for resource utilization could be needed for urban development. In consideration of this, it is a policy of Council that prior to redesignating land from resource utilization to urban development that the resource in question is removed, for instance, if the area is one of productive forest, all merchantable timber that is not needed for landscaping purposes should be removed prior to development or if the area contains economically valuable sand and gravel resources, these resources shall be exploited before the land is given up to urban development.

4.12.3 RESOURCE PROTECTION LANDS

The intent of this land category is to protect the natural drainage system of the Grand Falls Planning Area and to ensure that the fish habitat of the watercourses is maintained and that development, is carried out in such a manner that these lands are left undisturbed so that the harmful effects of erosion and transportation of such materials through the streams and into the ponds and rivers is minimized. Furthermore, resource protection designations will be used to provide buffering and screening of incompatible uses.

4.12.3.1 WATERCOURSE PROTECTION

It is a policy of Council that land along any of the watercourses in the Grand Falls Planning Area will have the appropriate buffer as required under the Urban Development Guidelines for Protection of Fish Habitat in Insular Newfoundland and that development will be carried out according to the Guidelines as shown in Appendix "F".

4.12.3.2 SOLID WASTE DISPOSAL

The existing Municipal Solid Waste Disposal site, while still being used, is full. It is a policy of Council to collabrate with the Towns of Windsor and Bishop's Falls, the Department of Municipal Affairs and the Department of the Environment to develop a new site and install an incinerator.

At present, it appears that the preferred site is the one on the New Bay Road.

With respect to the existing site, it is a policy of Council to take the appropriate steps to rehabilitate the site. Furthermore, it is a policy of Council to ensure that development on this site is only carried out if and when the site is deemed environmentally safe.

SECTION 5 - ROADS, TRAFFIC AND PARKING

5.1 RIGHTS-OF-WAYS

The Roads Plan is shown on Schedule A. It is inherent in this Plan that the rights-of-ways set forth in the development regulations be required in nearby developing areas and where possible in areas presently built up.

5.2 FUNCTIONAL CLASSIFICATION

In order that streets may be designed to properly handle present and future traffic needs, the following functional classification has been used:

A. URBAN ARTERIAL ROADS

Arterial roads are principal traffic arteries within the urban area. They are intended to provide fast, efficient road connections from one section of the Town to the other. These roads have right-of-way over other streets and as a rule direct access to abutting properties should be restricted.

B. URBAN COLLECTOR ROADS

Collector roads are streets which distribute traffic from the arterial roads to various neighbourhood, commercial and industrial areas of the Town. Access to abutting properties while permitted is discouraged.

C. LOCAL STREETS

Local streets are streets which distribute traffic from the collector streets and give access to individual properties.

5.3 DESIGN STANDARDS

The roads in each of these classifications should be designed and constructed in accordance with specific standards determined by the function each street should fulfill. This is especially true of the number and width of lanes and the design of intersections. Projections regarding the use of abutting lands should be made with the functional classification of the road in mind. This will ensure that these land uses will cause no serious interference with the flow of traffic and the nuisance caused by traffic in turn will be kept to a minimum.

5.4 ROADWAY PROJECTS

5.4.1 ARTERIAL ROAD NETWORK

The road network component of the development concept for Grand Falls and Windsor is based on development of a hierarchical system of arterial, collector and local roads. This Plan provides for the development of an arterial level link between the western overpass on the Trans Canada Highway and Scott Ave. with a collector level link to Lincoln Road and Cromer Avenue to the south of Grand Falls house property. It also provides for a link between Scott Street and the intersection of Hardy Avenue and the Trans Canada Highway. At such time that this proposed southeast arterial is operational the present Circular/Union Street arterial road classification shall be downgraded to a collector level status.

5.4.2 INTERSECTION IMPROVEMENTS

Improvements will be necessary to connect High Street east to the southeast Arterial. This will require that the "DOMAC Building" will be acquired and demolished prior to the realignment of these intersections.

5.5 TRUCK ROUTES

This Plan recognizes that truck traffic plays an important part in the operation of the economy of Grand Falls and Windsor. Consequently, all arterial level roads are to be built in such a manner that they will be adequate for truck traffic. It is a policy of Council that all heavy trucks, other than those making deliveries to individual properties, will be routed via the arterial roads as designated in this Plan.

5.6 OFF-STREET PARKING POLICY

This Plan recognizes that off-street parking is a necessity in Grand Falls as most of the businesses draw their clientele from beyond reasonable walking distance. As a result, it is a policy of this Plan that Council ensure that an adequate amount of off-street parking is provided in approving new development both in the Town Centre and throughout the rest of the Planning Area.

5.7 SIDEWALKS

Because of the location of the various schools, it is essential to have a safe pedestrian network. It is, therefore, a policy of this Plan that sidewalks will be developed on all arterial roads within the built up areas of town and on other streets according to development regulations.

Furthermore, in the interest of ensuring that the town's pedestrian system is accessible to all, the engineering development standards shall be amended to require the creation of curb ramps at the appropriate locations.

5.8 INTERCONNECTING ROADS AND RAIL RELOCATION

Previous work on the interconnection of the roads between Grand Falls and Windsor has indicated the location of the overpass, west of Lincoln Road. Furthermore, a rail relocation is required if an overpass is built. This has been shown on the Plan maps.

SECTION 6 - COMMUNITY SERVICES AND FACILITIES

6.1 SERVICED DEVELOPMENT

It is a policy of this Plan that no development shall take place within the Urban Development limits as shown on Schedule "A" unless adequate municipal water, sewer and storm drainage facilities are available to service such development.

6.2 SEWER, WATER AND STORM DRAINAGE

6.2.1 WATER SUPPLY

Water is supplied to the town's local distribution system by the Exploits Regional Water Board. The quantity of water from this supply is more than enough to supply Grand Falls' needs for domestic consumption and fire flow over the Plan period.

It is a policy of Council that it will ensure that the water that it distributes meets the standards that are set for domestic consumption.

6.2.2 FIRE FLOW POLICY

This Plan recognizes that the current water system, while adequate for existing domestic water supply, falls short of providing the required fire flow in certain parts of the town. Consequently, it is a policy of this Plan that Council will strive to provide and maintain a water system which will have sufficient capacity to supply the fire flows which are required for the safety of the community. Hydrant spacing standards will be established to ensure that the town meets the requirements of the Fire Underwriters' Survey.

6.2.3 SYSTEM MAINTENANCE

Tests on the water system suggest that the per capita consumption of water is too high and that there is evidence of leaks in the system.

It is a policy of Council that it will strive to reduce the per capita consumption of water to an acceptable standard and that it will institute a program of leak detection and repair as necessary.

6.2.4 SANITARY SEWERS

With the exception of the Grenfell Heights Extension area, Grand Falls has been able to benefit from having a gravity sewer system. As costs associated with operating sewage lift stations are ongoing expenses, it is a policy of Council that prior to approving the use of additional lift stations, that they will assure themselves that this is the most economical solution for the community over the expected life of the station.

6.2.4.1 ENVIRONMENTAL IMPROVEMENT

At present, the sanitary sewage of both Grand Falls and Windsor follows into the Exploits River via five outfalls. In an effort to improve the quality of the water in the Exploits River and to generally improve the environment, it is a policy of Council that steps be taken to construct an intercepter sewer which will connect all the existing sewerage drainage areas and channel this sewage to one site where a sewage treatment plant will be built and operated to adequately treat the sanitary sewage. The proposed route of this intercepter sewer is shown on the Future Land Use Plan and the site of the proposed sewage treatment plant is designated as well.

6.2.5 STORM DRAINAGE

Preliminary work using the Gander 5-year storm indicates that the capacity of the Corduroy Brook drainage area is constrained by the culverts at the Terra Transport tracks and the Trans Canada Highway. Under the conditions of rainfall experienced in the January 13, 1983 storm, water in this drainage area was backed up over the tracks and caused flooding in Windsor. With further amounts of urban development that are proposed for this drainage area, including the Windsor Industrial Park and the lands in the Grand Falls Comprehensive Development Area, it is essential that detailed investigations be made

into the capacity of this drainage system prior to approving additional development in these areas.

It is proposed that a comprehensive storm drainage study of the Corduroy Brook area be carried out to ensure that in future adequate capacity and/or storage is installed to service the proposed developments.

6.2.6 STORM SEWERS

The major water courses which traverse the Grand Falls Planning Area are expected to serve as part of the trunk storm drainage system; elsewhere, easements for storm drainage may be required. All roof water or tile drainage systems are to be connected to the storm drainage system rather than the sanitary system. This requirement shall be enforced by the appropriate Regulation which is now in place.

6.3 DEVELOPING STAGING

In order to conserve the financial resources of the municipality and to allow economical extension of services, development in the Town of Grand Falls Planning Area will generally take place as logical extensions of existing development. It is anticipated that there are a sufficient number of serviced lots in the town at present, consequently, the construction of new trunk sewers and water lines will not be necessary in the first five years of this Plan.

6.4 PROVISION OF SERVICES BY DEVELOPERS

It is intended that all new development shall be accompanied by the provision of those essential services by the developer as per specifications set from time to time by Council. Council may also require the provision of some services by a developer even though such works are external to his lands. It will be the responsibility

of the municipality to extend services to already developed but only partially serviced areas as local improvements which shall be charged against the land which benefits.

6.5 REVIEW OF DEVELOPMENT PROPOSALS

It is a policy of this Plan that future developments will be compatible with the overall servicing plan for the Town and will conform with acceptable standards of engineering and construction. Council should therefore seek the advice of a competent engineer to review development proposals.

6.6 INSPECTION OF NEW SEWER AND WATER SERVICE CONNECTIONS

This Plan recognizes that it is essential to protect the investment in the water and sewer system. Consequently, it is a policy of this Plan that all new water and sewer service connections will be installed under a permit system and such installation shall be inspected to ensure that they meet the standards set by the Town.

6.7 SCHOOLS

Contact with the three school boards operating in Grand Falls Planning Area indicates that no new sites will be needed within the 5-year range of this Plan.

6.7.1 SCHOOL LOCATION POLICY

It is the policy of Council that elementary and junior high schools developed by the Boards associated with the Interdenominational Committee may locate on lands designated for residential.

Furthermore, these schools should be regarded as an integral part of a residential neighbourhood and school sites should be determined at the neighbourhood design stage. During the design stage, school authorities should be consulted again to determine the number and

size of school sites required. The size of new school sites should be determined on the basis of the expected total enrollment and on the parking and circulation, play and sport facilities to be installed. Regional level high schools shall require a site selection study as the implications of their size and relation to the town and regional transportation system are crucial.

While it is recognized that the contemporary school system demands of transporting students, it is a policy of this Council that the location of a particular school should maximize the opportunities for students, teachers and other staff members to walk to the facility.

6.8 FIRE DEPARTMENT FACILITIES

It is a policy of Council to review the system of fire protection and suppression from time to time and upgrade it when required; to ensure that an adequate training program is provided for the volunteer fire fighters; limit the height of new buildings to such height above ground level that will permit rescue by existing fire fighting apparatus and ensure that a satisfactory working relationship between the other local fire departments is maintained.

6.9 EMERGENCY MEASURES PLANNING

It is good common sense that a municipality prepare and test an emergency measure disaster plan in order that it is prepared to react in the event of a major catastrophe such as an oil spill, a bus accident or a major fire or flood. In order to adequately prepare the community for such an eventuality, it is the policy of Council to ensure that the municipality is adequately prepared to react in a major emergency and to take the steps necessary to prepare and maintain an up-to-date emergency measures plan.

SECTION 7 - IMPLEMENTATION

7.1 IMPLEMENTATION POLICIES

The policies and proposals of the Municipal Plan for the Grand Falls Planning Area will be implemented by the exercise of:

(i) Land Use Zoning and Subdivision Regulations, under Section 37 of the Urban and Rural Planning Act.

(ii) Preparation of development plans for appropriate comprehensive development areas, a Master Plan for recreation, culture, and leisure services, and a Town Centre Civil Improvement Scheme.

(iii) Site Plan Control for multiple family residential, commercial industrial and public uses.

(iv) A planned sequence of Public Works.

(v) Development Agreement for Aggregate Extraction.

(vi) A Development Phasing Policy.

(vii) Public Notice Policy.

7.2 REVIEW OF LAND USE ZONING AND SUBDIVISION REGULATIONS

The land use zoning and subdivision regulations will be reviewed and adapted to bring them into conformity with this Plan.

7.3 AMENDMENT OF THE MUNICIPAL PLAN

The Municipal Plan is a document which can be altered in the light of the changing needs. The Urban and Rural Planning Act requires that the Municipal Plan be reviewed every five (5) years. However, it may be amended any time within the five (5) year period provided the requirements of the Urban and Rural Planning Act are met. These requirements deal with notice to the people of the community that the Plan is going to be altered. Amendments to the Plan are sometimes

necessary when a policy or proposal or standard in the Plan is not in the best interests of the community as a whole. Amendments which are made to suit individual preference which are not in the best interest of the community make the Plan a weak and ineffectual Plan and shall be avoided.

7.3.1 ZONING AMENDMENTS

All amendments to the land use zoning and subdivision regulations will be checked out against the Future Land Use Map (Schedule A) and text of the Plan for the purposes of conformity. This can be done by either the Provincial Planning Office or a professional planning consultant.

7.4 SITE PLAN CONTROL

Many of the land use conflicts associated with large residential subdivision, multiple family residential, commercial, industrial and public uses can be avoided if sufficient concern for detailed design is incorporated into the development approval process. Council shall require a site plan to be prepared and approved by the Town prior to the issuance of the building permit for large residential subdivisions, multiple family residential, commercial, institutional, and public uses.

Appendix 'C' contains the site plan criteria required for the preparation of a site plan.

7.5 PUBLIC WORKS

The construction of all public works within the Grand Falls Planning Area shall be carried out in accordance with the policies of this Plan.

7.6 APPEAL BOARD

A recent amendment to the Urban and Rural Planning Act now permits the establishment of a Local Planning Appeal Board to adjudicate disputes arising from the application of the Zoning and Subdivision Regulation which will implement this Plan.

The Planning Act still permits the planning authority in Grand Falls to use the Central Newfoundland Regional Appeal Board if it so desires.

7.7 DEVELOPMENT PHASING POLICY

As there are in excess of 75 serviced lots available and the capacity to service another 353, it is a policy of Council that:

1. Infilling of lots on existing streets will be encouraged for both residential and commercial development.
2. The development of new areas of Town will only occur if and when the inventory of building lots falls below a two year supply.

7.8 PUBLIC NOTICE POLICY

It is a policy of Council that prior to exercising its power of discretion in approving land use changes, and, in all cases in which a zoning amendment is contemplated in which the intensity of use on a site is increased, adequate public notice shall be given both on the site and in a local newspaper.

7.9 CAPITAL BORROWING POLICY

It is the objective of Council that the ratio of debt charges to revenues exclusive of the effect of the Provincial Debt Reduction Subsidy not exceed the 20-25% range. The preferred course of action is to fund the Town's share of capital works from operating revenues.

7.10 FINANCIAL REQUIREMENTS

This Plan purposes a number of projects which will have a significant impact on the financial requirements of the Town over the next five years. Included in the list are projects to which the Town has also committed themselves. It is understood that based on past experience in the Town, that up to $500,000 of capital works projects can be funded out of current revenues. Annual project costs over $500,000 will have to be financed and added to the Long Term Debt.

7.11 MEDICAL, PROFESSIONAL & PERSONAL SERVICES PERMITS

Council shall serve notice that it may permit medical, professional and personal services uses as a subsidiary use in certain residential classes of property. Such use shall require an annual permit. As part of the implementation strategy, Council shall give notice of its intention to enforce these requirements.

TABLE 7.1

CAPITAL REQUIREMENTS
GRAND FALLS, NEWFOUNDLAND
1984 - 1988

PROJECT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Local Street Upgrading (60 - 40 program)	300,000	300,000	-	-	-
Sidewalks (Canada Works)	50,000	50,000	50,000	50,000	-
Arterial Roads ($2,600,000)	520,000	520,000	520,000	520,000	520,000
Union Street - Climbing lane, etc. $330,000 - Harris Avenue widening & storm drainage					
South East Arterial - Scott Avenue - $440,000 - Two lanes TCH to Scott Avenue $1,320,000					
Sewerage System Improvements - Intercepter - $4.375 million	-	-	-	2.2 m	2.2 m
- Sewerage Treatment Plant - $7.562 million (3 yr. @ $2.5)					

TABLE 7.1

CAPITAL REQUIREMENTS
GRAND FALLS, NEWFOUNDLAND
1984 - 1988

PROJECT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Recreation & Parks Plan	25,000	-	-	-	-
Corduroy Brook Design Study - to include open space and storm improvements	25,000	-	-	-	-
Linear Park - Phase I Assume Canada Works, Katamivik or other similar projects.	25,000	25,000	-	-	-

TABLE 7.1

CAPITAL REQUIREMENTS

GRAND FALLS, NEWFOUNDLAND
1984 - 1988

PROJECT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Stadium, Electrical Conversion	50,000	50,000	-	-	-
Town Hall Energy Saving Improvements	25,000	25,000	-	-	-
Salt Storage Building	45,000	-	-	-	-
Incinerator (New Bay Road)	267,000	-	-	-	-
Total capital = $560,000 Province to cover = 75%					
Equipment Purchase - Snow clearing & road maintenance equipment)	100,000	100,000	100,000	100,000	100,000

SECTION 8 - INTERPRETATION

8.1 LAND USE BOUNDARIES AND ROADS

It is intended that the boundaries of the land use designations shown on the schedules be considered as approximate. It is also intended that the location of the roads as indicated on the schedules be considered a approximate and not absolute. Therefore, amendments to the Municipal Plan will not be required in order to make minor adjustments to the approximate land use boundaries or to the location of roads provided the general intent of the Plan is preserved. Such minor deviations will not be reflected on the schedules.

8.2 FIGURES AND QUANTITIES APPROXIMATE

It is intended that all figures and quantities herein shall be considered as approximate only and not absolute. Amendments to the Municipal Plan will not be required for any minor variance from any of the proposed figures or quantities.